



Chartered Surveyors &  
Commercial Property Consultants

## TOWN CENTRE OFFICES / BEAUTY ROOMS

### TO LET

**QUEEN ANNE HOUSE, 35 OXFORD STREET NEWBURY  
WEST BERKSHIRE, RG14 1JG**

**1,200 SQ FT (111.48 SQ M)**



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

## **SITUATION**

The property is situated on Oxford Street, Newbury. The property is within a few minutes walk of Newbury Town Centre and Waitrose supermarket.

## **DESCRIPTION**

The property comprises a Grade 2 Listed office building arranged over basement, Ground, first and second floors.

The basement is used for storage with each of the other floors having between 2 or 3 offices per floor. The first floor has a kitchen with male and female WC's.

Amenities include:-

- \* Gas Central Heating
- \* Security Alarm
- \* Rear Courtyard Garden
- \* Parking for 4 Cars

## **ACCOMMODATION**

	<b>Sq. M.</b>	<b>Sq. Ft.</b>
<b>Total</b>	<b>111.48</b>	<b>1,200</b>

## **RATING ASSESSMENT**

Rateable Value £14,500          Rates payable £6,235 (2026/27)

## **ENERGY PERFORMANCE CERTIFICATE**

This property has an EPC rating of tba and a score of tba.

## **PROPOSAL**

The offices are available on a new lease the length of which is open to negotiation. The quoting rent is £17,500 per annum exclusive. VAT is not applicable.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.

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## VIEWING

Contact Mr Shane Prater, Email: [shane@quintons.co.uk](mailto:shane@quintons.co.uk)  
May 2026



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